



# Design Review Board



# DRB24-00961

# Longbow 202 Shell Building

Kwasi Abebrese, Planner II

March 11, 2025



# Request

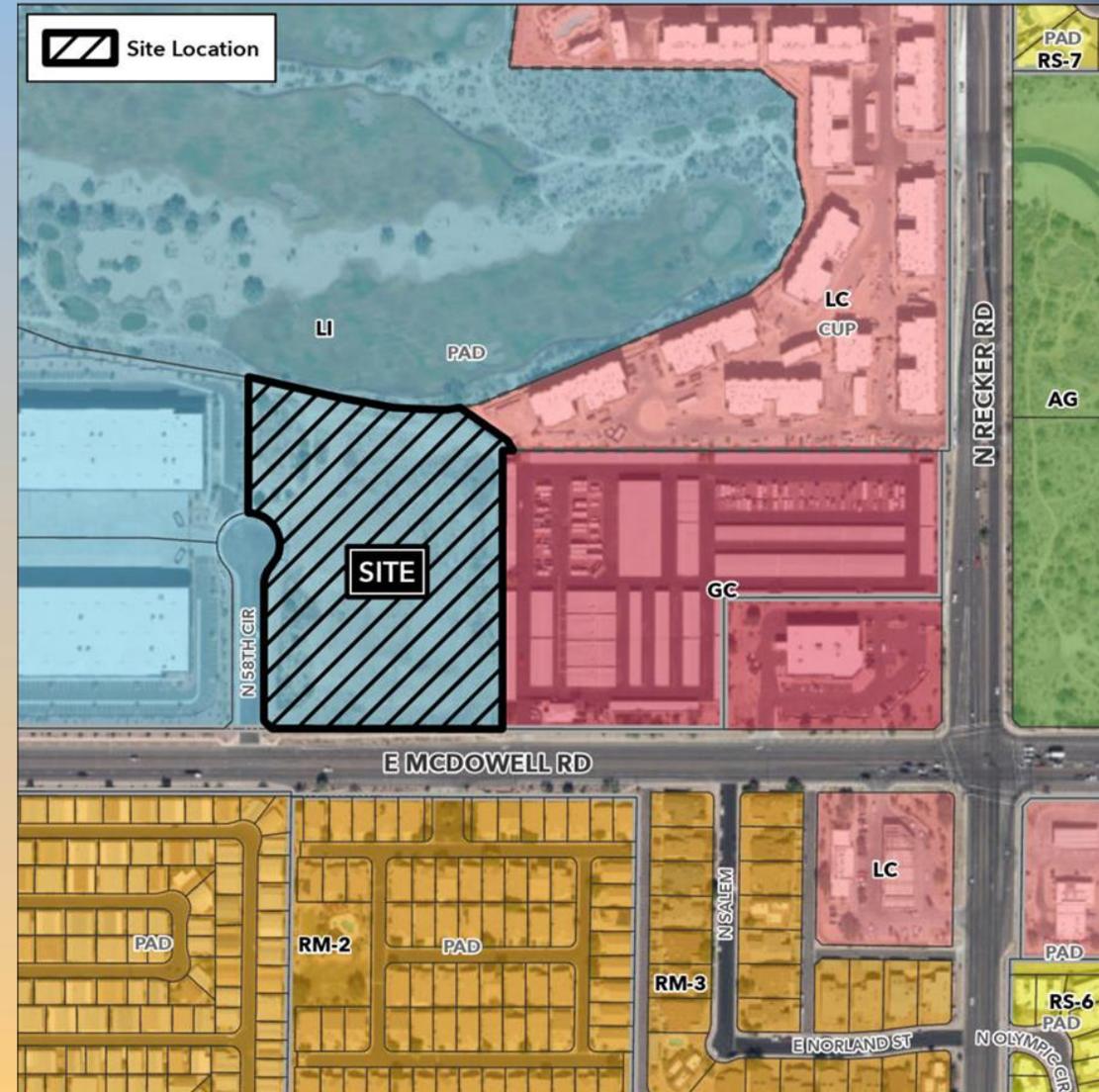
- Design Review
- To allow an industrial development





# Location

- West of Recker Road
- North side of McDowell Road





# Site Photo

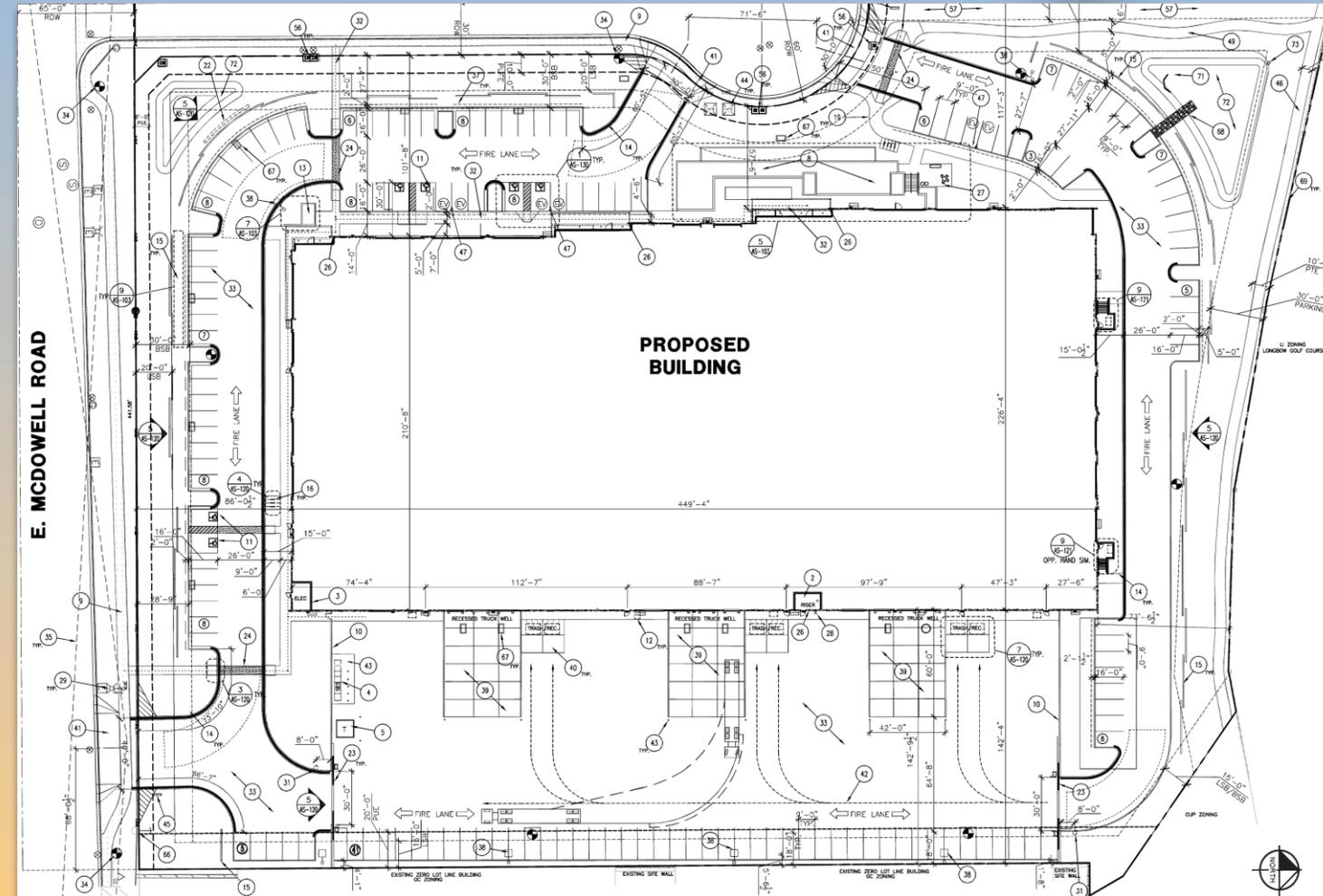


Looking north towards the site from McDowell Road



# Site Plan

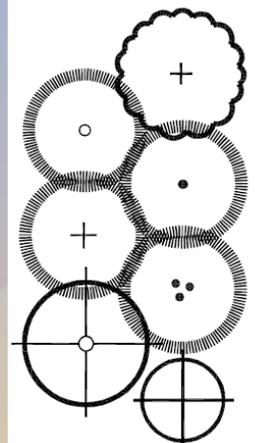
- 98,296 sq. ft. building
- Access from East McDowell Road and North 58<sup>th</sup> Circle
- Truck docks and loading area will be located at the east side of the building
- 213 parking spaces



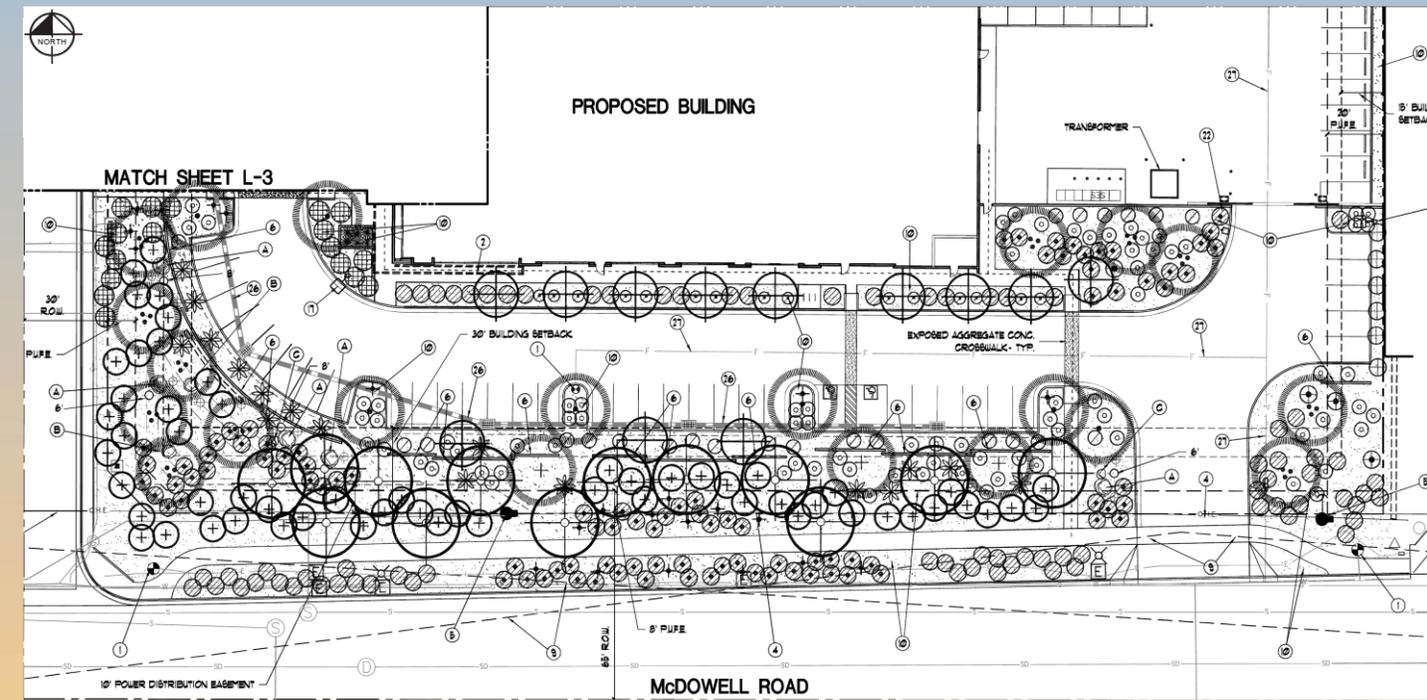


# Landscape Plan

## PLANT SCHEDULE: (FOR ALL SHEETS)



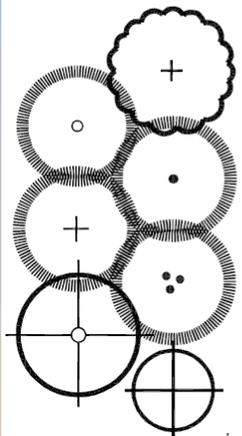
BOTANICAL NAME COMMON NAME	SIZE	TOTAL QTY	MATURE SPREAD
EXISTING PALO VERDE	SALVAGED FROM ON-SITE OR MIN. 60" PALO VERDE	1 TOTAL	25' DIA.
OLNEYA TESOTA IRONWOOD	48" BOX, MULTI-TRUNK 12' HT., 1' SP.	5 TOTAL	25' DIA.
CERCIDIUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	36" BOX MIN, STANDARD 12' HT., 5.5' SP., 2 1/2' CAL.	19 TOTAL	25' DIA.
CERCIDIUM FLORIDUM BLUE PALO VERDE	36" BOX MIN. 12' HT., 6' SP., 2 1/2' CAL.	7 TOTAL	30' DIA.
PROSOPIS CHILIENSIS THORNLESS MESQUITE	24" BOX MIN, MULTI-TRUNK 8' HT., 4.5' SP., 1 1/2' CAL.	37 TOTAL	30' DIA.
ACACIA SMALLII SWEET ACACIA	24" BOX MIN. 9' HT., 4.5' SP., 1 1/2' CAL.	13 TOTAL	20' DIA.
CHILOPSIS LINEARIS 'LOIS ADAMS' DESERT WILLOW	36" BOX 12' HT., 6' SP., 2 1/2' CAL.	26 TOTAL	20' DIA.
CARNEGIANA GIGANTEA SAGUARO	HT. PER PLAN STRAIGHT, NO HOLES, SPEAR	12 TOTAL	
STENOCEREUS THURBERGI ORGAN PIPE CACTUS	HT. PER PLAN 3-5 STEM	3 TOTAL	
EUPHORBIA TIRYALLI FIRE STICKS	5 GALLON FULL, PAST CAN	18 TOTAL	
OPUNTIA BASILARIS BEAUTIFUL PRICKLEY PEAR	8-10 PADS	27 TOTAL	
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON FULL, PAST CAN	20 TOTAL	
AGAVE GEMIFLORA TWIN FLOWER AGAVE	5 GALLON FULL, PAST CAN	21 TOTAL	
CAESALPINIA FULCHERRIMA RED BIRD OF PARADISE	5 GALLON	32 TOTAL	
LEUCOPHYLLUM ZYGOPHYLLUM BLUE RANGER SAGE	5 GALLON FULL, PAST CAN	210 TOTAL	



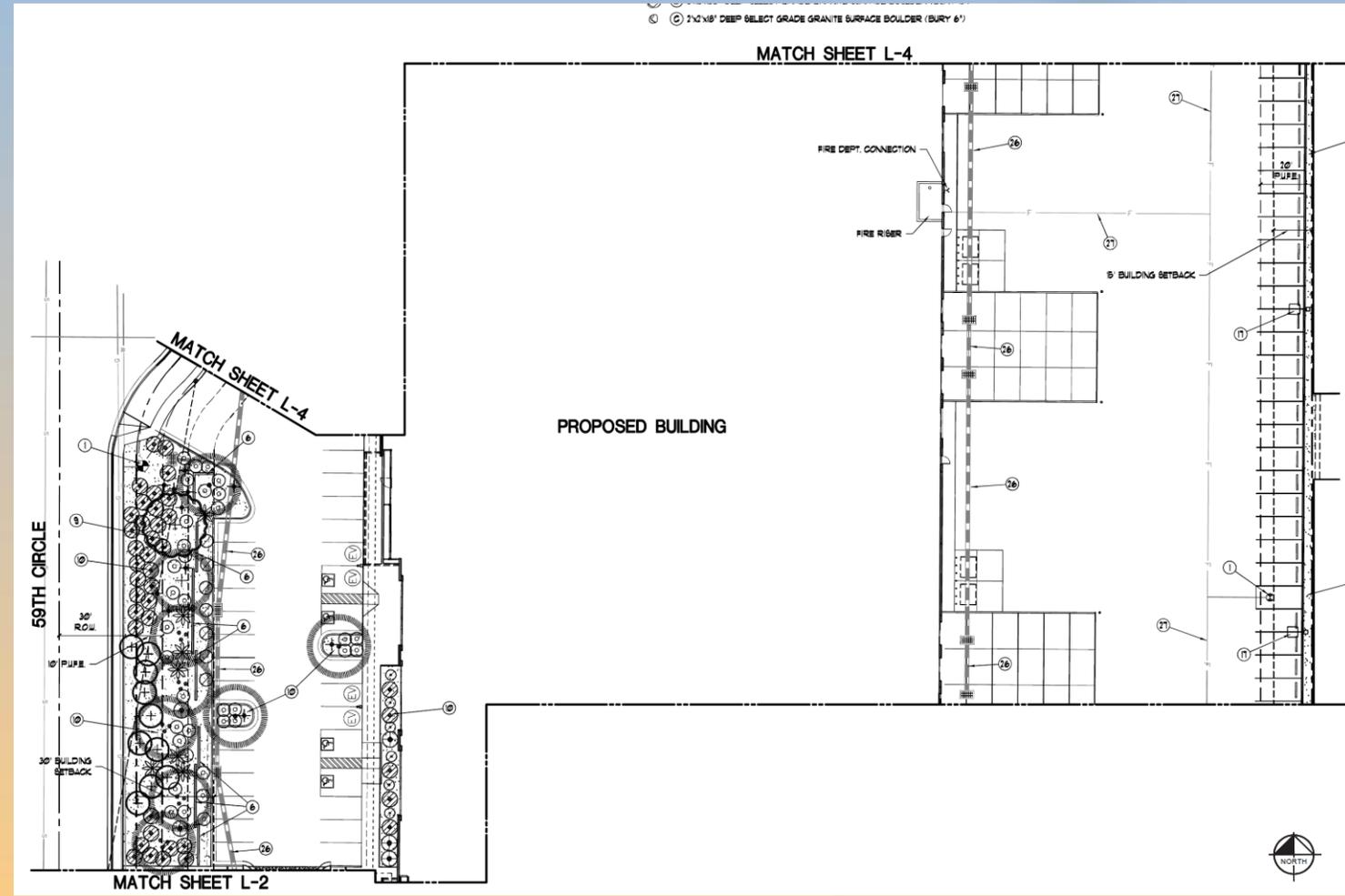


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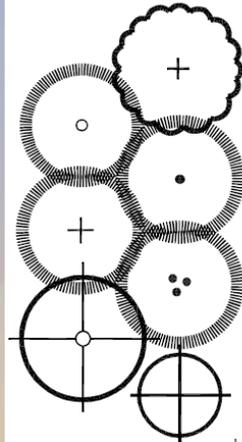
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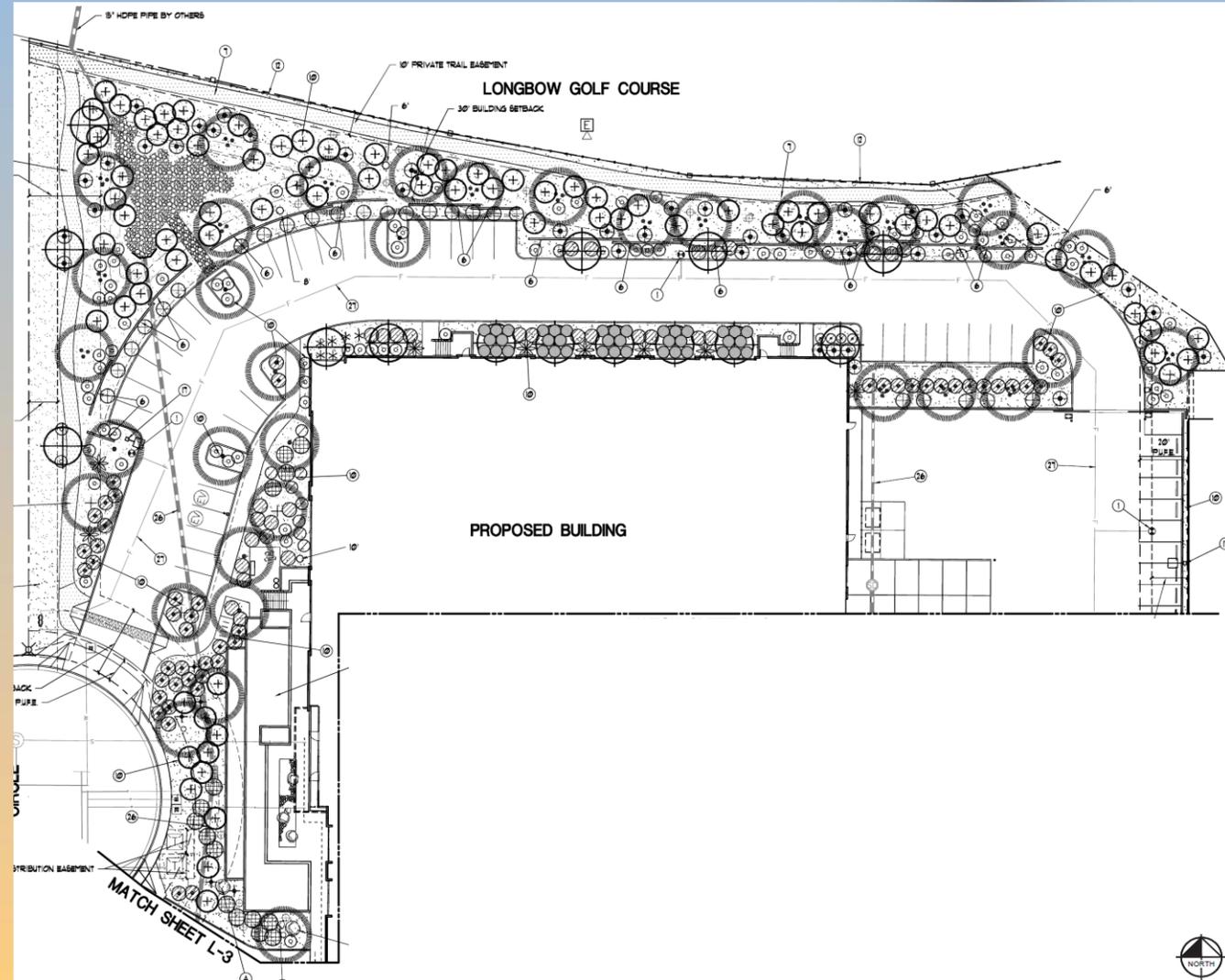


# Landscape Plan

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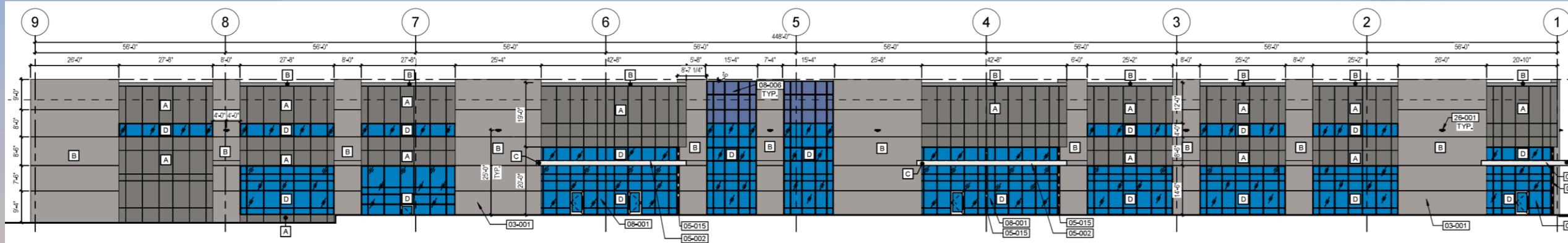


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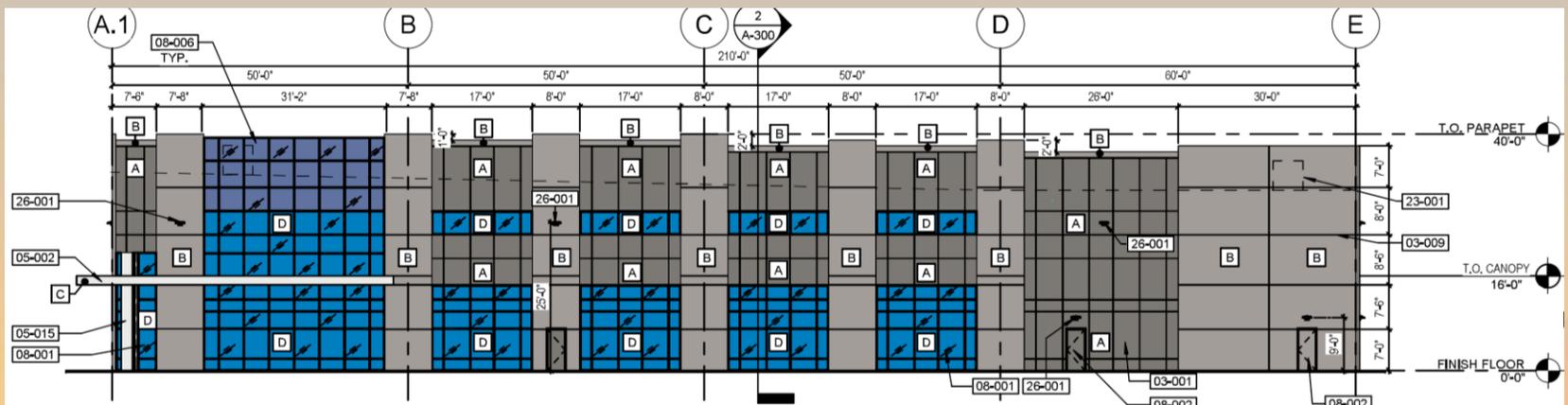




# Elevations



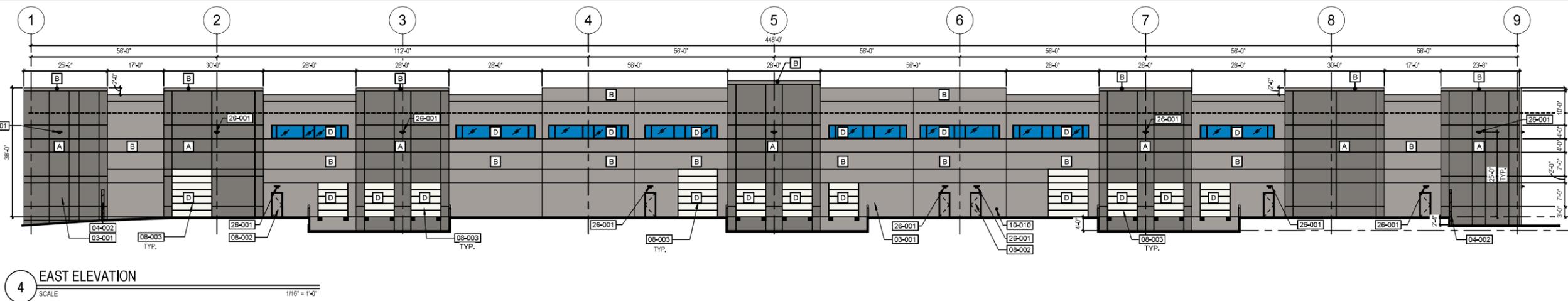
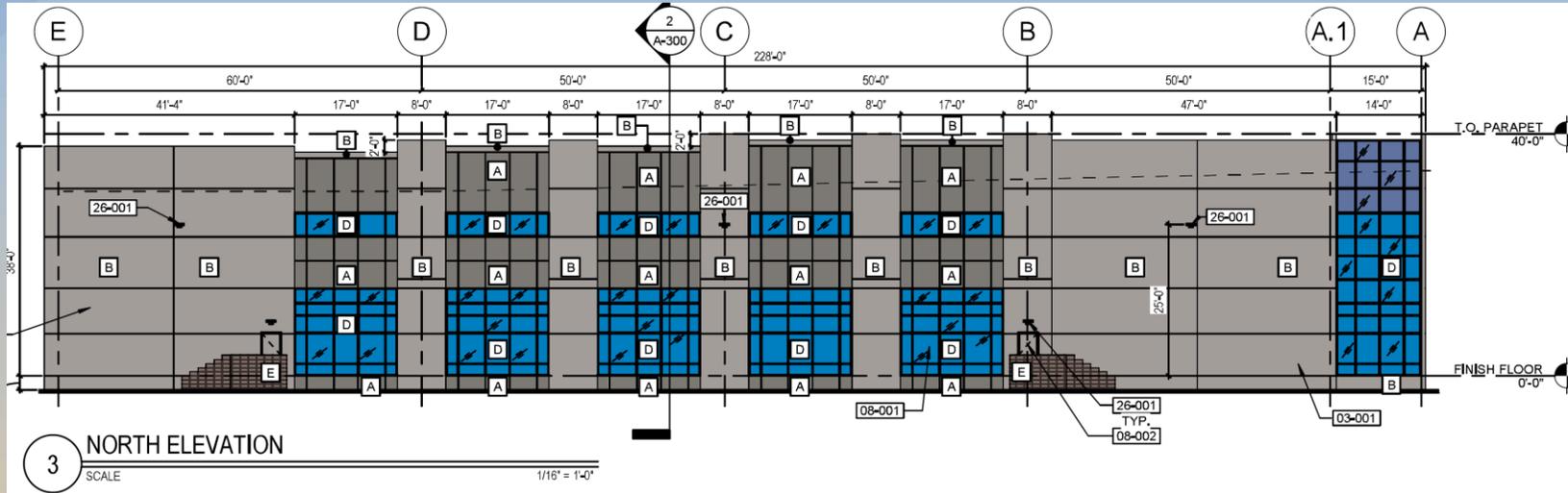
1 WEST ELEVATION  
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



# Elevations





# Rendering





# Rendering





# Rendering







# Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Publicly visible facades (i.e., viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance request

***Staff welcomes any feedback***



# Design Review Board